

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD DECEMBER 1, 2021, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Vice Chair Macina called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Vice Chair Macina, Commissioners Sies, Ambrose, Grant, Kline

Absent: Chair Gayeski

Staff present: City Administrator Jones, Development Services Director Jolly, Planning Technician Bradley

3. APPROVAL OF MINUTES

November 3, 2021, special meeting and work session meeting

A motion was made by Commissioner Grant and seconded by Commissioner Sies to approve the minutes of November 3, 2021. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. a. PUBLIC HEARING to receive public input and consider an ordinance amending Chapter 14 Zoning Regulations, Division 2 "Zoning Districts and Regulations", Sec.14.02.073(d) and Sec.14.02.081(b), to require a Conditional Use Permit to use an overhead crane in the "B-2" Business-general Commercial District .**

There being no citizens wishing to speak, Vice Chair Macina closed the public hearing.

- b. Discussion and possible action on a recommendation to City Council regarding an ordinance amending Chapter 14 Zoning Regulations, Division 2 "Zoning Districts and Regulations", Sec.14.02.073(d) and Sec.14.02.081(b), to require a Conditional Use Permit to use an overhead crane in the "B-2" Business-general Commercial District.**

Following discussion, Commissioner Sies motioned to recommend to Council to approve an ordinance amending Chapter 14 Zoning Regulations, Sec. 14.02.073(d) and Sec. 14.02.081(b) to require a Conditional Use Permit to use an overhead crane in the "B-2"

Business-general Commercial District. The motion was seconded by Commissioner Kline and passed unanimously.

6. **a. PUBLIC HEARING to receive public input and consider a request by Gary and Melina Fiveash, dba Five Star Fabrication, Inc., for a Conditional Use Permit in accordance with the Jonestown Code of Ordinances, Chapter 14: Zoning Code, Sec. 14.02.073(d)(12) and Sec. 14.02.081(b)(15) to allow use of an overhead crane in a “B-2” Business-general Commercial District at 18794/18800 FM 1431 (2.086 ACR of Lot 1 Panoramic Hills), Jonestown, Texas.**

Applicant Gary Fiveash attended the public hearing to answer any questions from the Commissioners. There being no other citizens wishing to speak, Vice Chair Macina closed the public hearing.

- b. Discussion and possible action regarding the above request by Gary and Melina Fiveash, dba Five Star Fabrication, Inc., for a Conditional Use Permit in accordance with the Jonestown Code of Ordinances, Chapter 14: Zoning Code, Sec. 14.02.073(d)(12) and Sec. 14.02.081(b)(15) to allow use of an overhead crane in a “B-2” Business-general Commercial District at 18794/18800 FM 1431 (2.086 ACR of Lot 1 Panoramic Hills), Jonestown, Texas.**

Commissioner Sies questioned Mr. Fiveash regarding the operation and storage location of the crane. Commissioner Grant noted that approval of the Conditional Use Permit for the overhead crane is contingent on Council approval of an amendment to the Chapter 14 Zoning Ordinance to add a Conditional Use Permit allowing the use of an overhead crane in a “B-2” Business-general Commercial District. Commissioner Grant motioned to recommend to Council to approve the Conditional Use Permit in accordance with the Jonestown Code of Ordinances to allow the use of an overhead crane, provided Council does approve the amended ordinance. The motion was seconded by Commissioner Sies and passed unanimously.

7. **a. PUBLIC HEARING to receive public input and consider a request by Jonestown Development LLC for approval of a site development plan for construction of two retail buildings, parking spaces and two bioretention ponds on a 9.681 acre site for property located at 18220 FM 1431, (Lot 8 Lone Mountain Ranch Subdivision), Jonestown, Texas.**

Residents of the Lone Mountain Ranch Subdivision, Billie Long at 12400 Lone Mountain Pass and Robert Rogers at 18901 Angel Mountain, attended the public hearing to express their concerns regarding an 8-ft. high privacy fence to be constructed between the Mountain Retail Development and the Lone Mountain Ranch Subdivision, specifically the location/type of fence, timing for the fence to be constructed and responsibility of maintenance of the fence. Amir Maknojia (applicant), Steve Ihnen (Bleyl Engineering), and Kristiana Beck (Realtor) attended the public hearing in support of the site development plan and to answer any questions from the Commissioners.

b. Discussion and possible action regarding the above request by Jonestown Development LLC for approval of a site development plan for construction of two retail buildings, parking spaces and two bioretention ponds on a 9.681 acre site for property located at 18220 FM 1431, (Lot 8 Lone Mountain Ranch Subdivision), Jonestown, Texas.

Following discussion regarding the fence construction and with no documentation of any prior agreement between the Jonestown Development LLC and Lone Mountain Ranch Subdivision Property Owners Association, Vice Chair Macina requested a compromise agreement between the two parties for the Commissioners to include in their recommendation to Council. As the compromise was reached, Commissioner Sies motioned to recommend to Council to approve the site development plan requested by Jonestown Development LLC for property located at 18220 FM 1431 with the condition there is completion of an 8-ft. wood privacy fence with metal posts to be constructed within 60 days after groundbreaking along the rear and north side of the property. The motion was seconded by Commissioner Grant and passed unanimously.

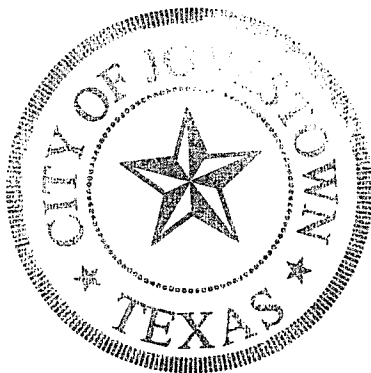
8. Update from staff on current department activities.

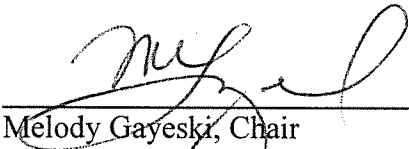
Development Services Director Jolly provided an update on residential and commercial development and a recent petition for annexation.

9. ADJOURNMENT

Commissioner Sies motioned to adjourn the meeting, seconded by Commissioner Kline. Vice Chair Macina adjourned the meeting at 8:23 p.m.

PASSED AND APPROVED AT A MEETING HELD ON JANUARY 5, 2022.




 Melody Gayeski, Chair

ATTEST:


 Belinda Gaytan, City Secretary